Summary of the 2014 Lazy TH annual meeting held June 17.

This summary is being mailed to all property owners of the subdivision and is the first written notice of the assessments levied by the HOA for 2014.

Minutes of the meeting and this summary are posted on the web site in the “Meetings” tab.

The Budget and Annual Assessment for 2014

The board presented a budget for the coming year based on an assessment of $500 per property. Recent engineering review of the streets suggested that it was possible to reduce the rate of savings for major street repairs which was the primary reason for the reduced assessment this year. The engineering report is on the web site in the “Important Documents” tab. The budget was approved unanimously.

* The assessment for 2014 is $500. It is due on September 30, 2014
* Make checks payable to “Lazy TH HOA” and get them to our Treasurer, Larry Biladeau by the due date. Larry’s contact information is given on the web site in the “Map & Directory” tab.
* Until further notice send your checks to Larry.

Hiring a Professional HOA Management Firm

After lengthy discussion the membership voted unanimously to accept the board’s recommendation to hire a management firm to handle the day to day details of conducting the HOA’s business. The firm we will hire is “Luna Property Management”. We will sign a one year contract with them as a trial. You will be receiving a packet of information later in the summer about what Luna will do for us and how that affects you as a property owner. After we make this transition, dues payments will go directly to Luna who will handle our bookkeeping. Until that time send your checks to our Treasurer, Larry Biladeau. We will let you know when the switch will occur. Lazy TH will still have a board because the board is the only entity empowered legally under our covenants to make decisions about the HOA’s business. All of the information about the new management firm will also be posted on the web site as we get it. Some information is already present on the web site.

Enlarging the Subdivision

The developer who created Lazy TH had approached the board with plans to develop more of his land and with a plan to include the enlarged sub-division in the existing Lazy TH. At the last minute he informed us that he was not going forward with his plans and that it was very likely he will not start the project again in the future. Lazy TH will remain at 68 properties for the foreseeable future.

Added Agenda Item

A property owner immediately adjacent to Lazy TH to the east has complained of garbage as well as lawn ornaments and toys blowing on to his property from Lazy TH. In addition it seems some have dumped grass clippings on to his property. Further, we have had several instances of HOA members dumping yard waste in the commons areas. There are two important points for us to be good neighbors to each other and adjacent property owners.

* Be sure to secure the tops of your garbage containers when you put them on the street so the wind or the birds can’t distribute your trash. (As an aside, in Nick’s daily walks with his dogs he has found discarded personal documents and such things as cancelled credit cards blowing in the wind. Don’t let that happen.)
* Any and all yard waste you generate on your property you deal with on your property or dispose of it in an acceptable way. You are not free to dump your yard trash in the commons or on other’s property.

Re-writing the Covenants

Last year the HOA passed two changes to the covenants. At that time several people suggested a broader covenant review might be in order. Over the last two years the board has become well aware of the deficiencies of our covenants. As a result the board proposed we take on the task of overhauling the Lazy TH covenants. Since we are hiring a management firm to handle many details of the HOA’s business, there would be more time available for people to work on such a covenant overhaul. Five people attending the meeting volunteered to participate with the board in the covenant review. The HOA voted unanimously to proceed with a covenant overhaul.

* If anyone wishes to participate in this process, please contact Nick Hether. The more HOA members who participate in this effort the better product we will get in the end. Please help in this work if you can.

Board Election

The existing board was willing to serve one more year and was re-elected by a vote of 42 for the current board with 7 votes against re-electing the board.

Nick Hether said this would be his last year as president, but that he would be willing to serve one additional year not as president to assure a new president had a good transition. Other board members may also wish to step off the board after this year. Please consider very seriously serving on the board next year. That we are hiring a professional management firm to handle the detail work should make serving on the board much easier that it has been in the past. We will keep you posted about board slots opening up next year.

**Board member contact information:**

Nick Hether, President, 585-9647

Lynn Dunnington, Vice President,

Larry Biladeau, Treasurer, 587-3071

SuzAnn Haney, Secretary, 582-4956

Frank Manseau, Member at Large, 587-7769

Jim Doe, member at Large, 219-3383

Kirk Hogan, Member at Large, 600-4040